

003651

WARRANTY DEED

44-2-104 ✓
43-38

KNOW ALL MEN BY THESE PRESENTS, THAT PAUL J. MITCHELL in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by DANIEL QUIRION and KIMBERLY QUIRION whose mailing address is 747 West River Road, Waterville, Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said DANIEL QUIRION and KIMBERLY QUIRION, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Being Lot #18 as designated on a Plan entitled "A Plan of Clearview Avenue", dated February 7, 1969 and recorded in the Kennebec County Registry of Deeds, Plan Book 40, Page 39. Subject to and conveyed with said Lot #18 are protective covenants, which shall run with the land, as described in a declaration of protective covenants recorded in the Kennebec County Registry of Deeds recorded in Book 3211 at Page 191.

Meaning and intending to convey a portion of the premises conveyed to the said Paul J. Mitchell by warranty deed of Brihunt Corporation dated July 13, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3198, Page 229.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said DANIEL QUIRION and KIMBERLY QUIRION, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said DANIEL QUIRION and KIMBERLY QUIRION, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said PAUL J. MITCHELL, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 16th day of FEBRUARY 1988.

Signed, Sealed and Delivered
in presence of

Paul J. Mitchell
PAUL J. MITCHELL

STATE OF MAINE
County of

Feb. 16, 1988

Then personally appeared the above named PAUL J. MITCHELL and acknowledged the foregoing instrument to be his free act and deed. Before me,

Richard F. Caron
Notary Public/Attorney at Law
RICHARD F. CARON
(Printed Name)



RECEIVED KENNEBEC SS.

1988 MAR -3 PM 12:15

ATTEST: James C. Jones
REGISTER OF DEEDS